

FIND YOUR *Sol*



SUNTERRA

New Homes FOR SALE & RENT HIGH \$200s-\$800s

SUNTERRA *Living*

Located just north of Interstate 10 and west of the Grand Parkway, Sunterra is an oasis of exciting amenities, planned on-site schools, convenient retail and beautiful homes — many with lake views. Residents are able to enjoy not one, but two amenity villages — The Sol Club with its crystal clear lagoon and The Retreat, offering a lazy river and much more.

Master Plan



ABOUT THE *Developer*

Since its inception in July 2007, Starwood Land has sold more than 50,000 homesites in over 100 communities across 11 states, generating almost \$4 billion in residential land revenues.

Partnering with Starwood Capital Group — one of the world's premier real estate investment firms — Starwood Land has invested more than \$1.8 billion in superior residential communities throughout the United States.

In 2025, Starwood Land acquired 11 master-planned communities comprising more than 16,000 homesites and 600 acres of commercial property in three of the top 10 largest U.S. new home markets: Dallas, Houston, and Austin. Also in 2025, for the third consecutive year, Starwood Land's Sunterra community in Houston is the #1 selling community in Texas.



- SOL CLUB**
Crystal Lagoon Amenity Village
- THE RETREAT:**
Lazy River Amenity Village
- Katy ISD James & Mitzi Cross Elementary
- Future Katy ISD Elementary School Site
- Royal ISD Royal Prairie Elementary School
- Kiddie Academy Daycare
- Shops at Sunterra
- Future Commercial Site
- Gated Section
- GreenBolt Trails

Model Home Parks

- WELCOME CENTER**
Ashton Woods
Beazer Homes
Brightland Homes
CastleRock
Century Communities
Colina Homes
Davidson Homes
D.R. Horton
HistoryMaker
KB Home
Lennar Homes
Long Lake
Terrata Homes
Tricoast Homes
Westin Homes
- Lennar Homes
- Starlight Homes
- Highland Homes
New Home Co
- New Rental Homes**
 Villas at Sunterra - ONM Living
 Eden at Sunterra
 Summerwell Sunterra Rental Homes

THE *Sol Club* AT SUNTERRA

Live the Lagoon Life

The star feature of The Sol Club is a Crystal Lagoons® amenity where people can walk along white-sand beaches, swim, kayak and paddleboard on turquoise blue waters — it's a tropical vacation that can be yours every day when you live in Sunterra! Surrounding the lagoon is The Sol Club amenity village offering even more ways to play.



Sol Club
LAGOON AMENITY VILLAGE

- | | | | |
|--------------------------|---------------------|---------------------------------|-------------------------|
| A Sports Fields | D Clubhouse | G Swim Zone | J Horseshoe Pits |
| B Event Lawn | E Boardwalk | H Pickleball Courts | K Central Park |
| C 2.7-Acre Lagoon | F Sand Beach | I Corner Park Playground | |

*Information contained herein is subject to change, correction, errors and omissions without notice. Map is an artist conception only and not to scale.6/25.

THE *Retreat* AT SUNTERRA

Lazy River FUN!

Sunterra residents float their cares away at The Retreat, an amenity village anchored by a resort-style pool and lazy river. Other features of The Retreat include a clubhouse, fitness lawn, splashpad, dog park and so much more! Living in Sunterra will give you access to the ultimate staycation headquarters.



THE *Retreat* AMENITY VILLAGE

- | | | | |
|---------------------------------|--|-----------------------|---|
| A 1/2 Mile Walking Trail | D Courtyard | G Fitness Lawn | J Dog Parks |
| B Splashpad | E Event Lawn | H Lazy River | K Soccer Field |
| C Playground | F Clubhouse with Fitness Center | I Tennis Court | L Resort-Style Pool with Water Slide |

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ALL TRAILS LEAD TO A *Vibrant Lifestyle*

Enjoy the benefits of living in a master-planned community in a whole new way. Sunterra's wide variety of amenities will have something for just about every family and the Lifestyle Director has a calendar of events planned every month. From family meet up at Katy Play Station to monthly Happy Hours at top Katy restaurants and everything in between. As the selection of amenities continues to grow, what better way to experience it all than with the 12' wide GreenBolt® Trail.

Fun Planned Year-Round BY OUR LIFESTYLE DIRECTOR

- + Labor Day Luau
- + Rodeo Round-Up
- + Star Spangled Spectacular
- + Sunterra Snow Day

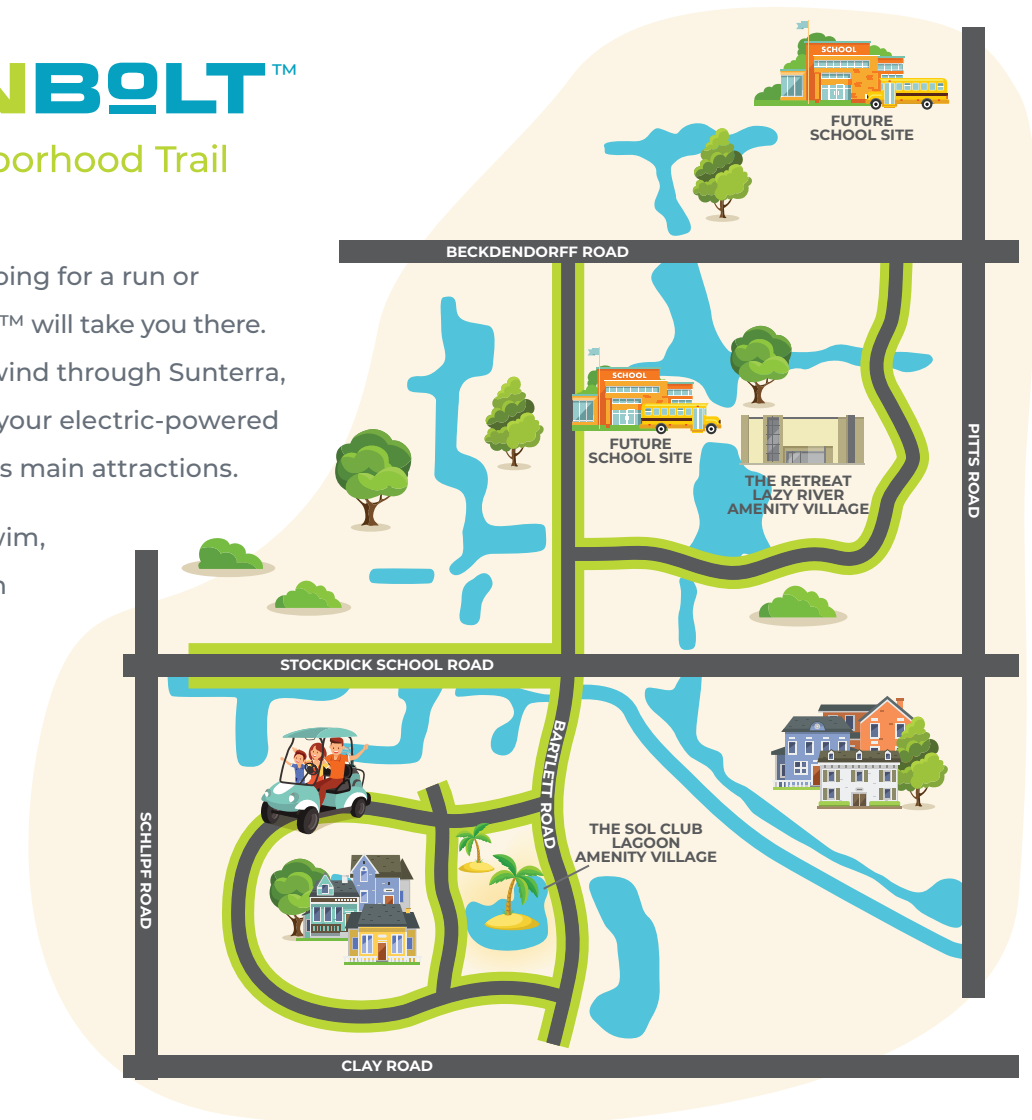


YOUR PATH TO *Adventure*



Whether it's visiting neighbors, going for a run or bolting to the pool, the GreenBoLT™ will take you there. The 12-foot wide paved path will wind through Sunterra, allowing you to jog, walk or drive your electric-powered cart or scooter to the community's main attractions.

Visit your neighbors or go for a swim, your path to adventure starts with the GreenBoLT™



Bright FUTURES AHEAD

Sunterra is served by two school districts: the acclaimed Katy ISD and rapidly-growing Royal ISD. Each is committed to preparing students for future success by providing personalized learning experiences, experienced teachers and staff, and a culture of mutual respect and leadership opportunities.

KATY ISD



Scan to see KATY ISD campus zoning*



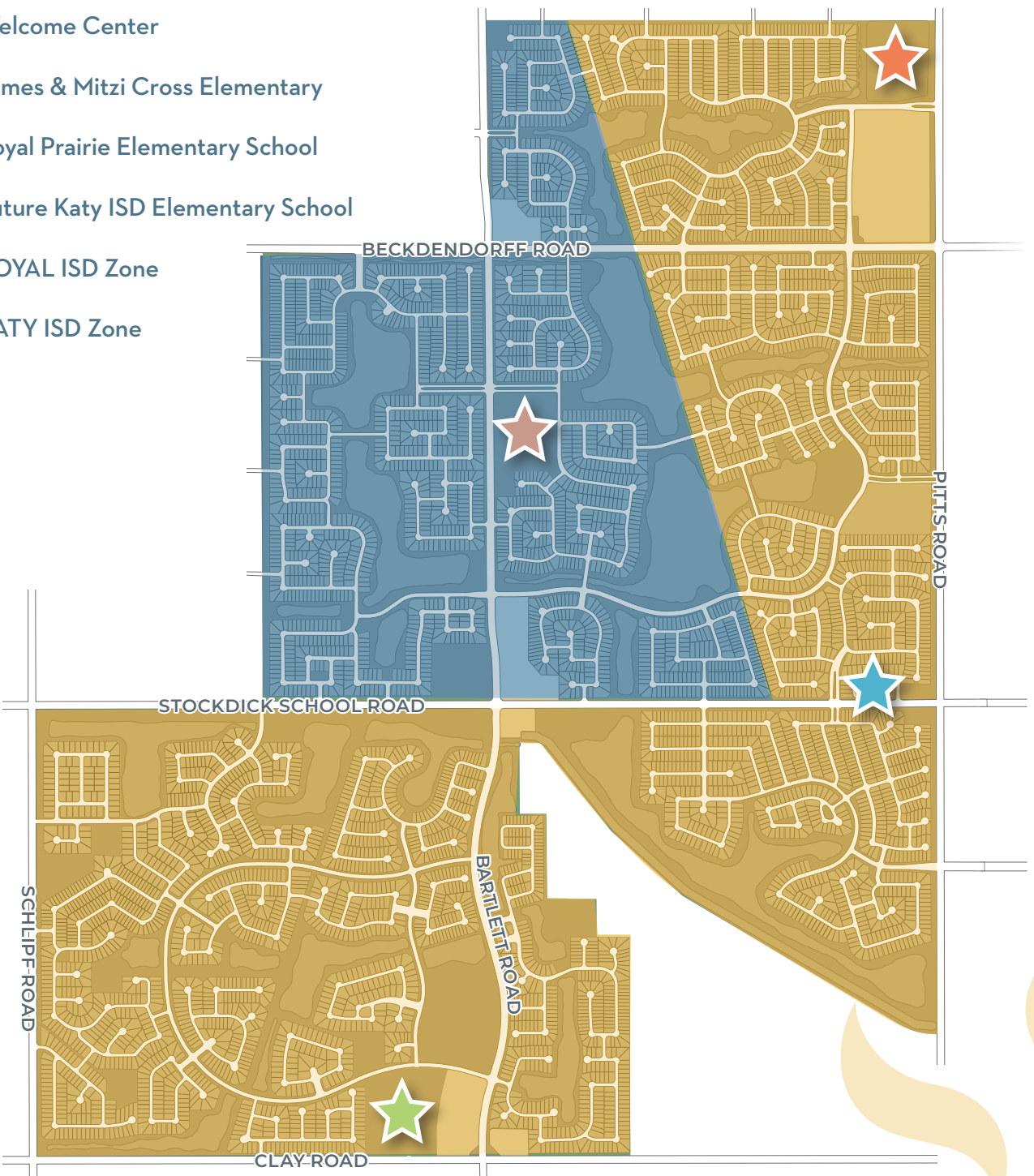
ROYAL ISD



Scan to see ROYAL ISD campus zoning*

School ZONING MAP

- ★ Welcome Center
- ★ James & Mitzi Cross Elementary
- ★ Royal Prairie Elementary School
- ★ Future Katy ISD Elementary School
- ROYAL ISD Zone
- KATY ISD Zone



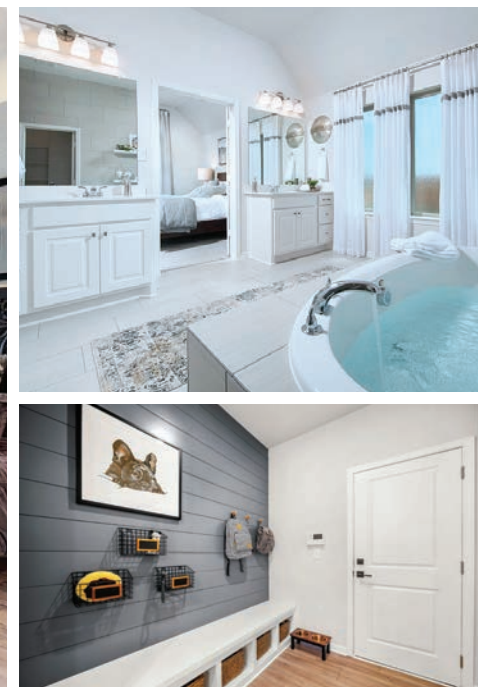
*School zone boundaries are subject to change. Please confirm specifics on school zone boundaries directly with school districts and current schools the community is zoned to. 6/25



OUR FAMILY OF *Builders*

With over 20 homebuilders, Sunterra is sure to have a floor plan (or several!) that will check off all the boxes of must-haves for your new home! Beautifully decorated model homes are open seven days a week, making it easy to visit. What won't be so easy? Deciding between our amazing, award-winning builders!

Ashton Woods • Beazer Homes • Brightland Homes • CastleRock Communities
Century Communities • Colina Homes • Davidson Homes • D.R. Horton
Highland Homes • HistoryMaker Homes • KB Home • Lennar Homes
Long Lake Ltd. • New Home Co. • Starlight Homes Terrata Homes • Tricoast Homes
Westin Homes • Villas at Sunterra an ONM Living Community
Eden at Sunterra New Rental Homes • Summerwell Sunterra Rental Homes



IT'S ALL ABOUT *Location*



KATY ISD

- A Robertson Elementary
- B McElwain Elementary
- C Haskett Junior High
- D Katy High School
- E Paetow High School
- F Youngblood Elementary
- G Faldyn Elementary
- H James & Mitzi Cross Elementary
- I Nelson Junior High
- J Freeman High School

ROYAL ISD

- K Royal Early Childhood
- L Royal Elementary
- M Royal STEM Academy
- N Royal Junior High
- O Royal High School
- P Royal Prairie Elementary

DAYCARES

- 1 Kids 'R' Kids Learning Academy
- 2 The Goddard School of Katy

COLLEGES & UNIVERSITIES

- 3 University of Houston-Victoria
- 4 Houston Community College
- 5 Lone Star College - Cypress Center

GROCERY

- 6 H-E-B
- 7 Kroger
- 8 Costco

ENTERTAINMENT

- 9 Typhoon Texas
- 10 Main Event Katy
- 11 Times Square Entertainment (Bowling)

PARKS

- 14 Katy Play Station
- 15 Mason Creek South Hike & Bike Trail
- 16 Mary Jo Peckham Park
- 17 Katy Dog Park

HOME IMPROVEMENT

- 18 The Home Depot
- 19 Lowe's Home Improvement

HOSPITALS

- 20 Houston Methodist West Hospital
- 21 Texas Children's Hospital West Campus
- 22 Memorial Hermann Katy Hospital

FOOD & DRINK

- 23 Harris County Smokehouse
- 24 Starbucks
- 25 Chick-fil-a
- 26 MKT Distillery
- 27 Whiskey Cake

SHOPPING & MORE

- 28 Katy Mills Mall
- 29 Buc-ee's
- 30 Target
- 31 LaCenterra at Cinco Ranch Shopping Center

MUSEUMS

- 12 Katy Heritage Museum
- 13 MKT Railroad Museum

Your Community's Provider For Your Home Entertainment Needs

fision
Fiber Optics by Hotwire



Your Community Included Internet Service

- ✓ Upon move-in, your new home is connected to **100% fiber-optic technology**
- ✓ Fision Internet service is connected and **ready at move-in***
- ✓ Internet service is paid through the HOA
- ✓ Additional products and services available for upgrade and billed directly
- ✓ Dedicated Fision Team to assist every step of the way

Fision Products & Services for Your New Home

Fision Internet **INCLUDED**

500 Mbps symmetrical Internet and an advanced WiFi router - with no data caps!*

Fision MaxFi

Complete wall-to-wall Wi-Fi coverage experience throughout your home*

Fision TV+

Find, watch and enjoy your favorite shows, movies and videos—live, recorded, on demand and streaming, all in one place!

Fision Voice

Reliable home telephone service with unlimited local and long distance calling to anywhere in the United States & Canada

Upon closing of your new home, call to connect to your included Wi-Fi:

833.354.2289

Hotwire
COMMUNICATIONS

*Internet service available for residential use only. Actual speeds and performance of Internet service and Wi-Fi speed will vary due to a variety of factors. Internet speed upgrades available upon request. Internet speed upgrades may require additional equipment and are subject to additional service, equipment, and installation fees. MaxFi is designed to provide coverage in the weatherproof and habitable portions of the home. MaxFi is a service mark of Hotwire Communications, Ltd. Hotwire Communications and Fision are registered trademarks of Hotwire Communications, Ltd. © 2024 Hotwire Communications, Ltd. All rights reserved.



SUNTERRA

New Homes for Sale & Rent
High \$200s-\$800s

SunterraTX.com



Scan to learn more
about the developer



*Information contained herein is subject to change, correction, errors and omissions. Amenities Grand Opening date is subject to change without notice. 6/25

